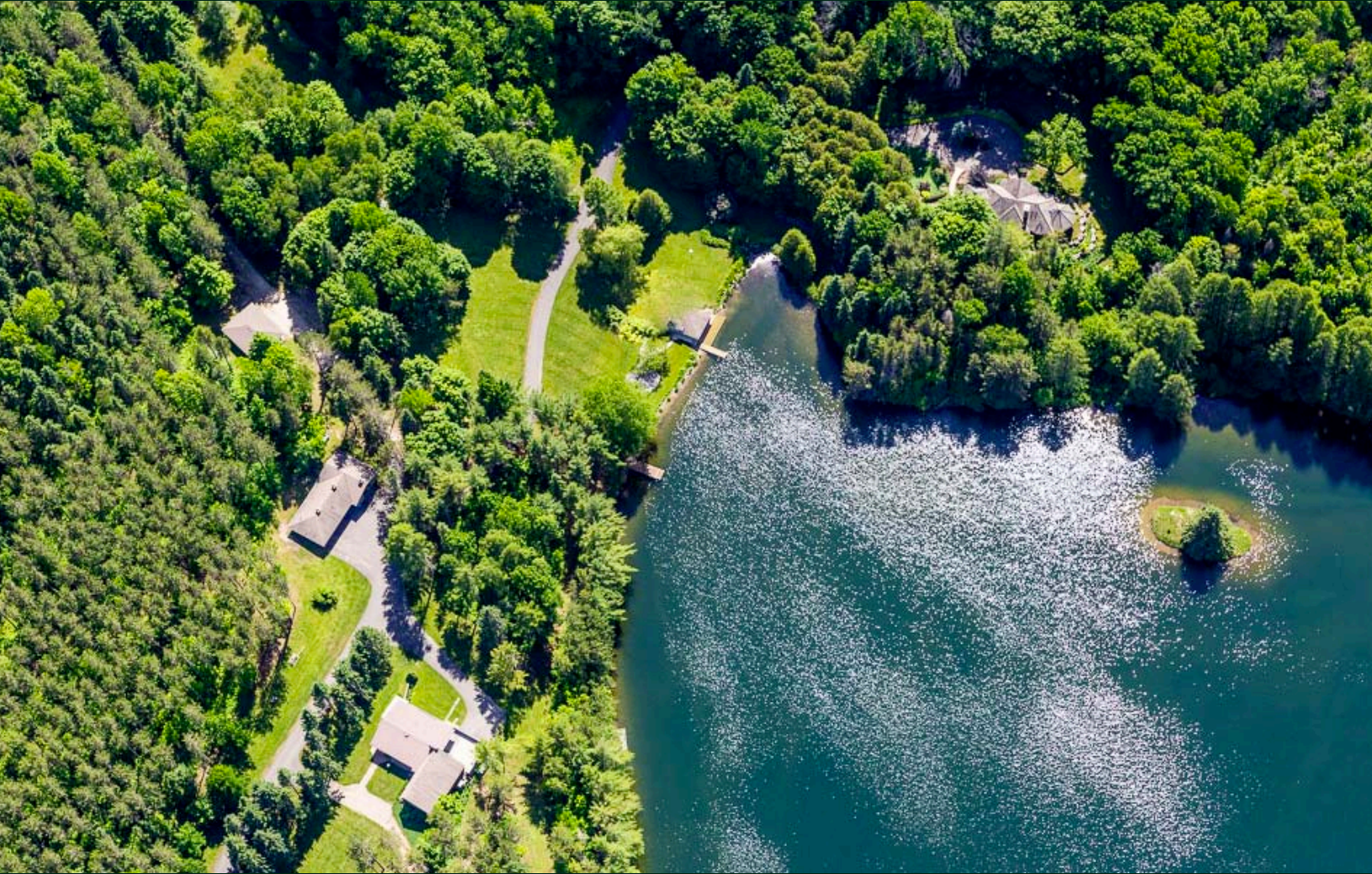




**MOFFAT DUNLAP**  
REAL ESTATE LIMITED, BROKERAGE



# IDYLIC COUNTRY ESTATE

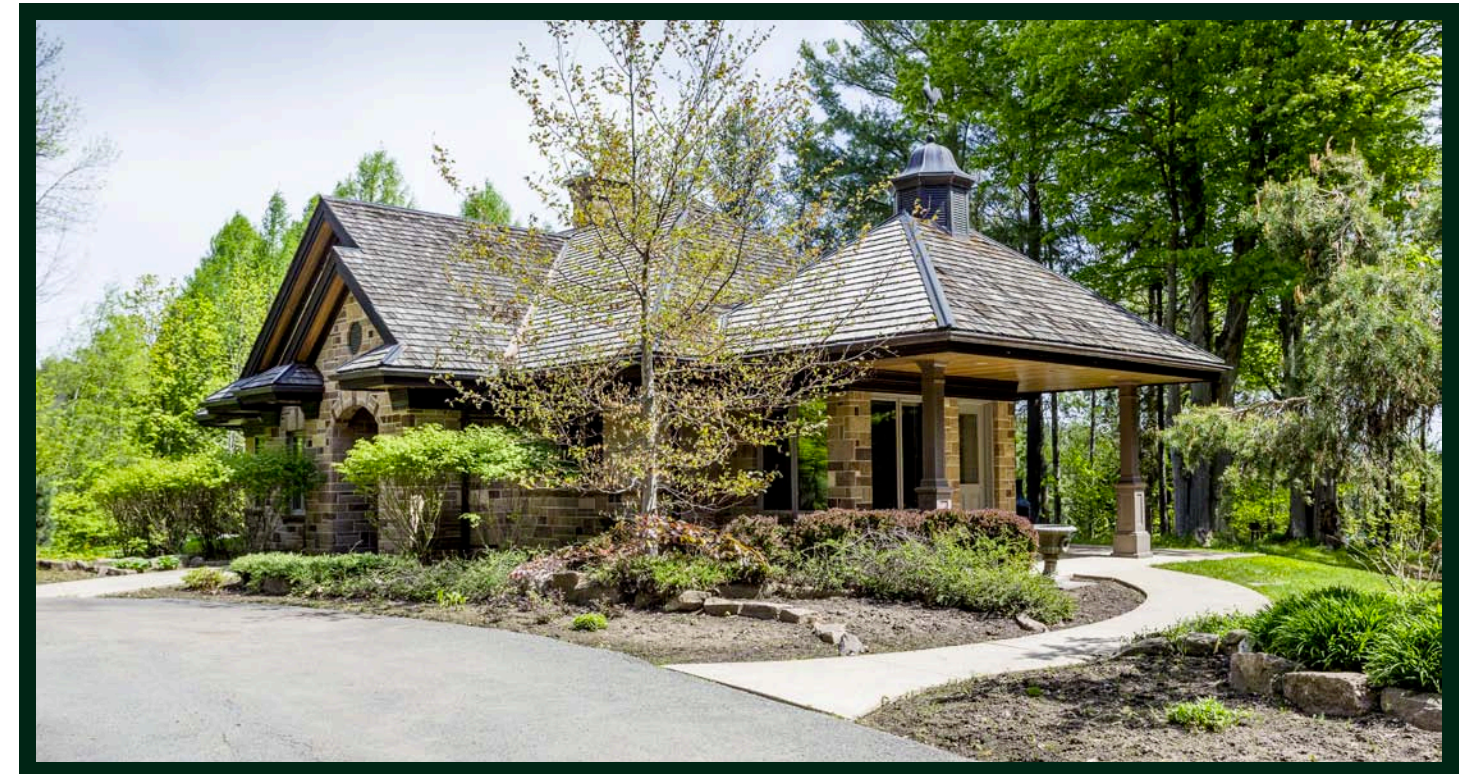
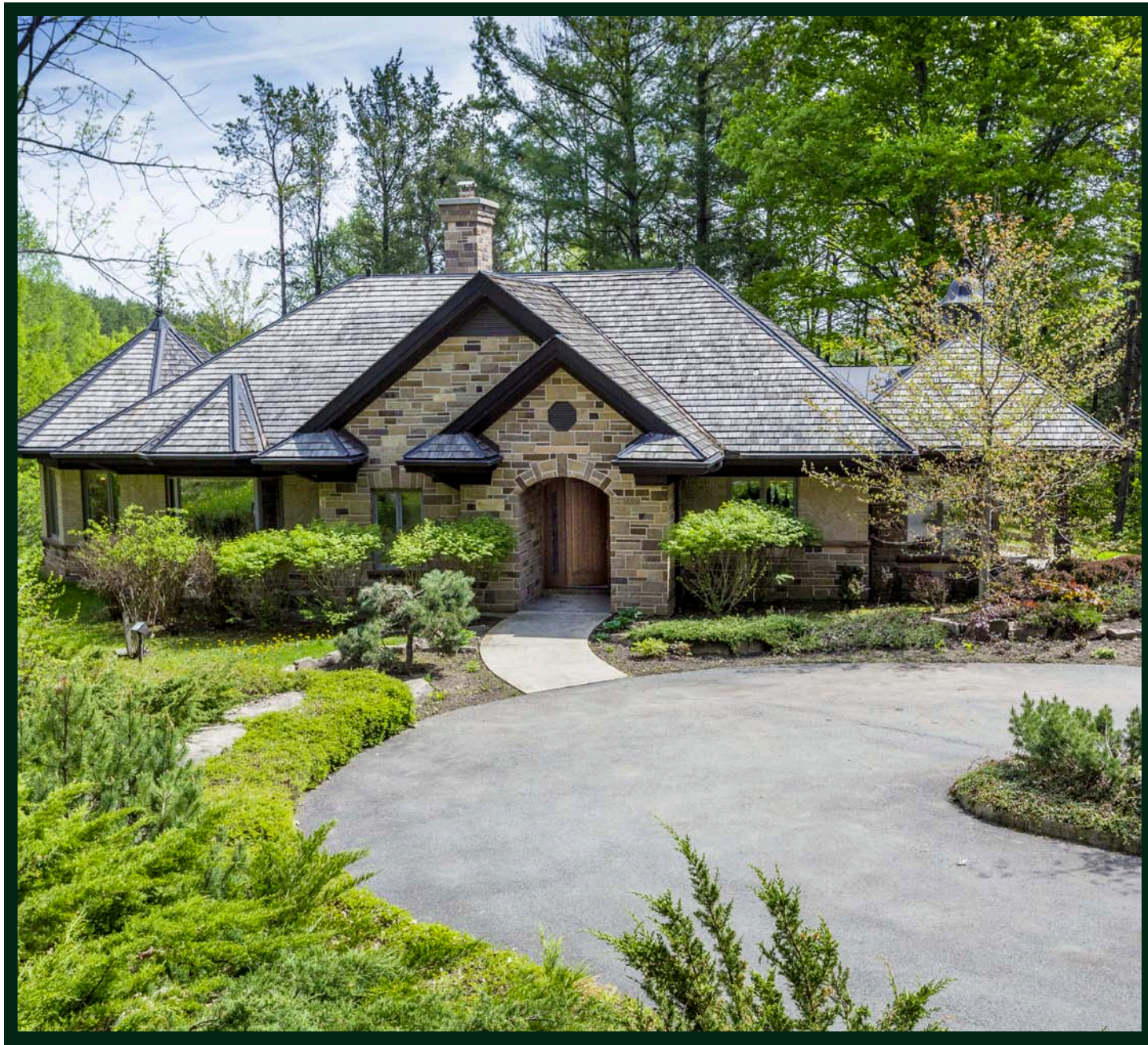
## HILLS OF MONO

A spectacular country retreat in the hills of Mono, this property features 100 acres of hardwood and plantation forest, open meadows and cultivated fields, a trout hatchery pond, 2 streams and a crystal clear 10 acre lake.

The property includes a fine principal residence, a large caretaker's residence on a separate adjoining lot, a four bay drive shed with workshop and a 3 slip boat house with indoor dining and outdoor picnic patio. Paved, tree lined driveways and groomed trails traverse the 100 acres.

[www.MoffatDunlap.com](http://www.MoffatDunlap.com)

# THE PRINCIPAL RESIDENCE



Lakeside Elevation



Front Elevation

The gracious principal residence was designed and constructed by one of Canada's premier builders with no expense spared, using the finest of materials and finishes and with great attention to every detail.

A classic, timeless design, the exterior is square cut stone with herringbone brick accents. The roof is cedar shingle with copper eaves.



The home is designed to maximize the beauty of its natural surroundings. Every room has glorious vistas of water or forest and the principal rooms all have walk outs.

Entrance Foyer



The Dining Room is wrapped on two sides by windows overlooking the lake. A walk out from the dining room leads to a covered porch and barbeque area. The Kitchen features stainless steel appliances, granite countertops and generous storage and prep space.



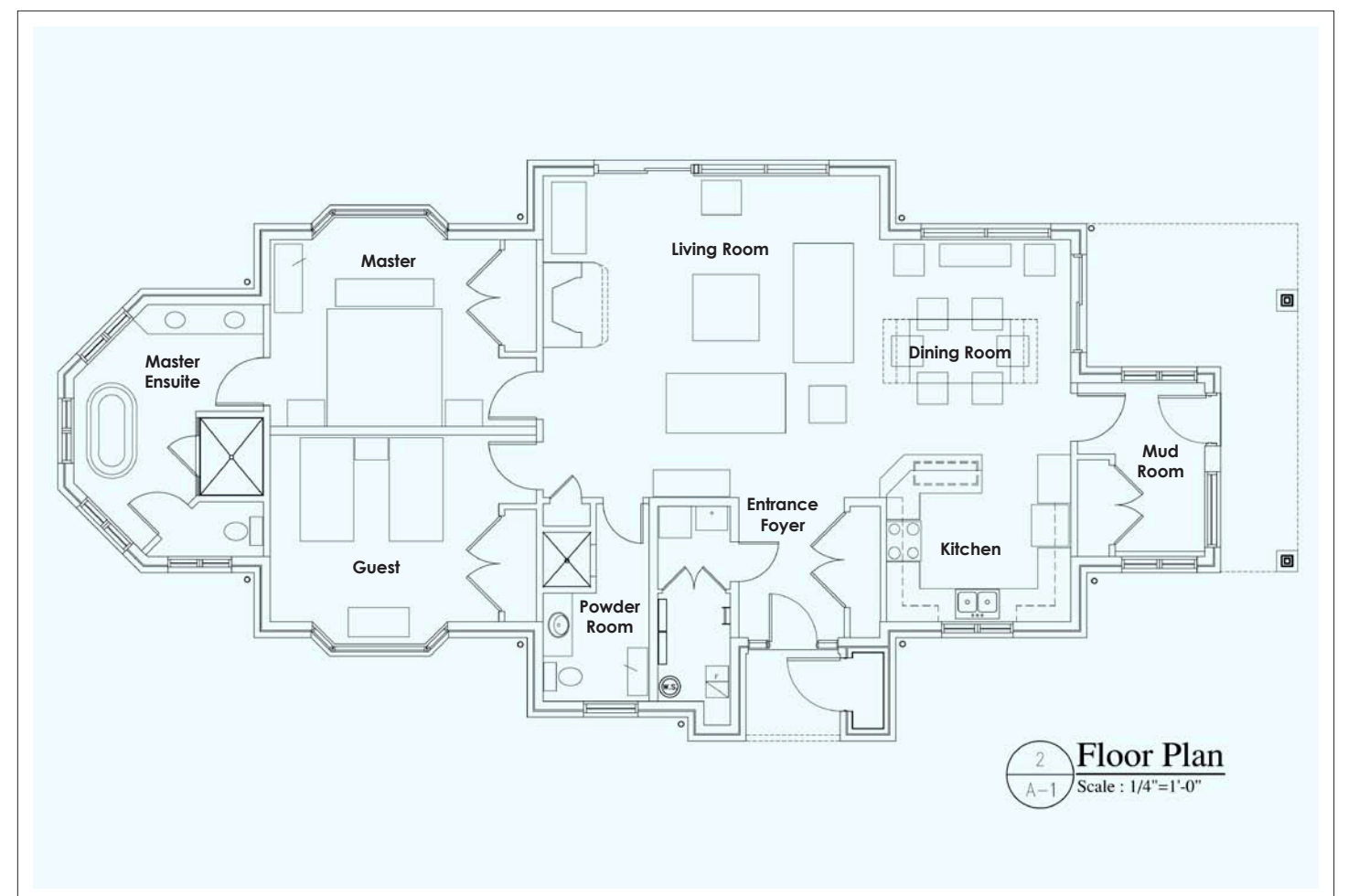
## THE LIVING ROOM

The Living Room features a dramatic vaulted ceiling with cove molding, a wood burning stone fireplace and walk outs to a patio overlooking the lake.



## FLOOR PLAN

The interior plan is simple in lay out, elegantly proportioned, and flows seamlessly from room to room. Living room, dining room and kitchen are open plan.

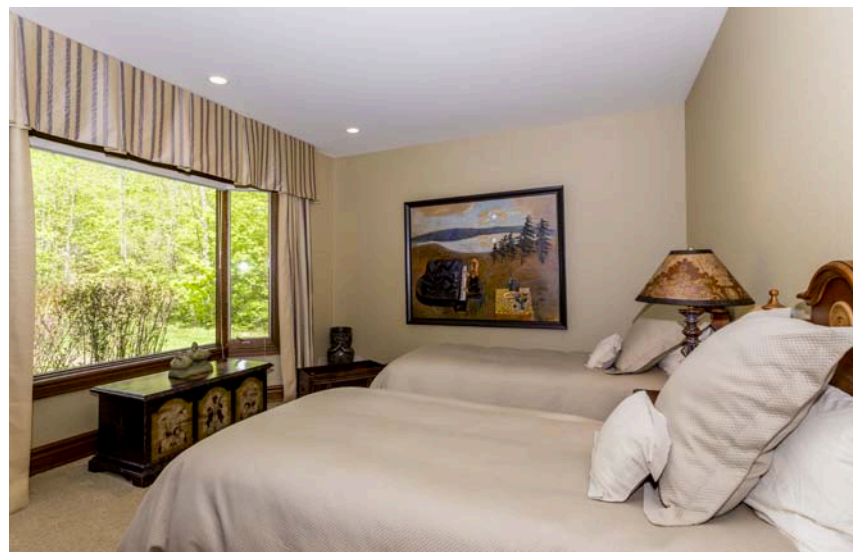


## THE MASTER SUITE



The Master Bedroom overlooks the lake and the light filled en suite features windows on four sides with views to lake and forest.

*Master Ensuite*



The Guest Room has filtered views to the forest.

## THE BOAT HOUSE



A tree lined drive leads from the main house to the boathouse.



*Boat House & Party Patio*



*Boat House Interior*





- 1. Entrance at 2nd Line East
- 2. Caretaker's Residence
- 3. 4 Bay Drivshed & Workshop
- 4. Boathouse
- 5. Boathouse W/C
- 6. Principal Residence
- 7. 10 Acre Lake
- 8. Fish Hatchery Pond
- 9. Hen House
- 10. Hardwood Forests
- 11. Plantation Forests

9

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## CARETAKER'S RESIDENCE

The 2240 sq. ft. 3 bedroom, 2 bathroom residence has an attached two car garage plus a 900 sq. ft. woodworking studio.



## THE FISH HATCHERY POND



This pond was developed and stocked by Mr. Barr and was used as a feeder pond for the large lake. Today both the pond and the lake have abundant rainbow and speckled trout.

## A BRIEF HISTORY OF THE PROPERTY

This property was purchased in 1954 by a local farmer David Barr, and a Toronto investor.

Located on the Niagara Escarpment, now designated as a Unesco World Biosphere Reserve, the land, apart from a hardwood maple bush, was essentially bare. It did, however, have two converging streams which the partners dammed to create two ponds, one a small hatchery pond and the other a ten acre lake both of which they stocked with rainbow and speckled trout. The outflow from these water bodies becomes a tributary of the Nottawasaga River.

When Mr. Barr inherited his partner's share he built a new home (The Caretaker's Residence) at the entrance to the property.

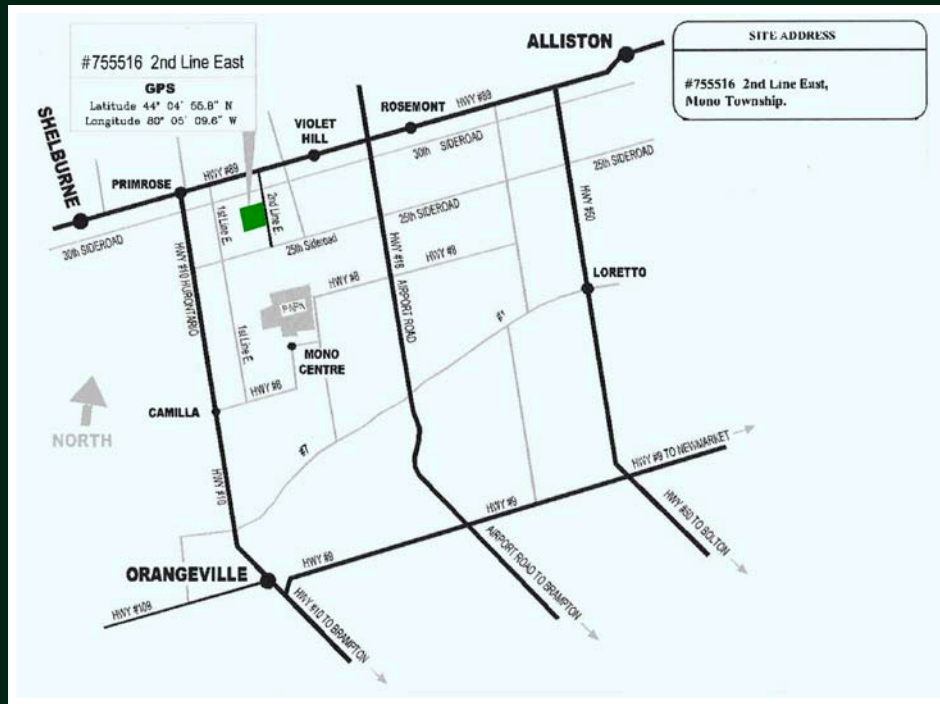
Over the years Mr. Barr has planted red, white and jack pines, poplars, larch and oak, which, thanks to his stewardship, have matured into a healthy mixed forest.

Mr. Barr continues to this day to manage, oversee and maintain the 100 acres.

This property has two separate deeded parcels being sold as one.



Hatchery Pond and Ten Acre Lake



This idyllic property offers the best of two worlds; a private retreat and a sports person's dream with opportunities for fishing, boating, swimming and trail hiking, cross country skiing and snowmobiling. The Boathouse is ideal for entertaining year round for summer picnics and winter skating parties.

The Hockley Valley resort is a short distance away as are several other fine dining establishments. As well as fine dining the Hockley Valley Resort offers golfing and skiing.

Situated between Airport Road and Highway 10, just south of Highway 99, the property is 80 minutes to Toronto and 40 minutes to Pearson.

A magnificent property and a rare opportunity!

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